

## **T3 (NEIGHBORHOOD EDGE) ZONE**

### **PURPOSE**

T3 (Neighborhood Edge) Zone consists of low density single-family residential dwelling areas, with some mix of uses, home occupations and outbuildings. Parkways within thoroughfares and yard plantings shall be naturalistic and building setbacks shall be relatively deep. Blocks are large and thoroughfare networks irregular.

### **DEVELOPMENT REQUIREMENTS**

Minimum lot size: 6,000 sq. ft. (min)

Minimum lot width: 60 feet

Minimum lot depth: N/A

Setbacks Principal Building:

1. Primary Frontage: 15 feet (min)
2. Secondary Frontage: 5 feet (min)
3. Side Setback: 5 feet (min)
4. Rear Setback: 5 feet (min)

Setbacks Accessory Buildings:

1. Primary Frontage: 20 feet behind front façade (min)
2. Secondary Frontage: 5 feet (min)
3. Side Setback: 5 feet (min)
4. Rear Setback: 3 feet (min)

Building Height:

1. Principal Building Height: 2 stories (max)
2. Accessory Building Height: 2 stories (max)

### **T3 PERMITTED USES**

The following uses are permitted by right in the T3 district:

Civic Space

1. Park
2. Green
3. Playground

4. Community Garden, Small
5. Community Garden, Medium
6. Community Garden, Large

#### Residential

1. Accessory Dwelling: 1 accessory dwelling permitted per lot to 1,250 sq. ft.
2. Home Occupation (see Section 5.10 Home Occupation Permits)
3. Single Family Dwelling, Mobile Home
4. Single Family Dwelling, Site-built
5. Community Types

#### Retail and Service

1. Food Truck/Push Cart

#### Institutional

1. Community Building, Public and Private
2. Recreation and Sports Facility, Public

#### Agriculture: (A) Permitted if assessed as Agriculture for On-Farm Operations only.

1. Farming and Ranching (A)
2. Livestock Pen
3. Stable, Private

#### Education

1. Childcare, Home Occupation

### **T3 SPECIAL USE PERMITS**

The following uses require a Special Use Permit:

#### Residential

1. Mobile Home Park

#### Lodging

1. Bed and Breakfast

#### Office

1. Laboratory, Scientific, Agricultural Research, Office and Service
2. Office, General

3. Office, Small

#### Retail and Service

1. Commercial Use Not Elsewhere Classified on Table 5.1
2. Retail Facility, Small, under 10,000 sq. ft.
3. Open Market Building
4. Personal Service
5. Restaurant, Bakery, Catering Service

#### Institutional

1. Religious Institution

#### Agriculture

1. Greenhouse and Nursery, Commercial
2. Research
3. Wine Tasting Room or Winery

#### Automotive

1. Automobile, SUV Repair, Sales or Service

#### Civic Support

1. Animal Hospital, Veterinary Clinic and Kennel, Ag Office and Medical Research

#### Education

1. Child and Adult Care, Commercially Operated
2. Elementary School
3. High School, Jr. High School, Middle School

#### Industrial

1. Wireless Communication Facility
2. Utility Building, Wastewater Lift Station and Substation, Minor, Private or Public